

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration and Urban Development (M1) Department - The Andhra Pradesh Revised Common Building Rules, 2008 –certain amendments - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O. Ms. No.613

Dated:02 .09.2008

Read the following:

1. G.O. Ms. No. 302 M.A. & U.D. Department, dated: 15-04-2008

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ORDER:

Whereas in the G.O. first read above, with a view to protect the water bodies from direct intervention and possible encroachments, certain restrictions were imposed on building activity in respect of sites located in the vicinity of water bodies. As per the rule 5 (b) (iii) of the said G.O., in respect of sites located in the vicinity of major water bodies of 25 Acres (10 Hectares) and above, 30 meter green buffer zone shall be provided from the boundary of water body and after this green belt, mandatory setback has to be insisted while granting the building permission.

After issue of above G.O, many people including Professionals, public representatives, Architects, Engineers, Builders and Developers have represented to the Government that in view of rising land cost, it would be very difficult to leave 30 mts buffer zone unless certain incentives are given on par with the road widening cases viz., a) concessions in setbacks b) permitting additional built-up area and c) granting Transferable Developmental Rights.

Government after careful examination of the matter have felt that in view of rising land cost and with a view to mitigate the hardship to land owners whose lands abut such water bodies without compromising on the environmental concern of protecting these water bodies, have decided to incentivize the land owners whose lands are affected due to buffer zone stipulations. With a view to encourage the land owners to maintain required distance from the major water bodies following amendment is issued to G.O. Ms. No. 302 M.A. & U.D. Department, dated: 15-04-2008

NOTIFICATION

In exercise of the powers conferred under Section 585 of the Hyderabad Municipal Corporations Act, 1955; Section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh make the following amendment to the G.O.read above

AMENDMENT

In Rule 5 (b) (iii) the following shall be added:

“ Out of this 30 mts , 9mts from the FTL shall be maintained as green buffer zone and the balance buffer zone can be treated as part of the mandatory setback. In case the required setback is less than the balance buffer zone the difference of the same can be treated as part of the setback transferred from the other sides except front side subject to compliance of fire safety requirements”

(P.T.O)

A copy of this Notification is available on the Internet and can be accessed with the address www.ap.gov.in/goir

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationary and Stores Purchase A.P. Hyderabad, with a request to publish in the Extraordinary Gazette Dated: 05.09-2008 and furnish 500 copies to Government.

The Vice-Chairman, Tirupati Urban Development Authority,

Kakatiya Urban Development Authority,

Sri Satya Sai Urban Development Authority,

Basar Special Development Authority,

Rishi Valley Special Development Authority.

The Commissioners, Municipal Corporation of Warangal / Tirupati / Rajahmundry / Kurnool / Anantapur / Kakinada / Eluru / Nizamabad / Nellore / Kadapa, through Commissioner and Director Municipal Administration, A.P. Hyderabad.

The Commissioner & Director of Municipal Administration, Hyderabad

The Director of Town & Country Planning, AP, Hyderabad.

The Collectors of all Districts in the State.

//FORWARDED BY ORDER//

SECTION OFFICER